160.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,800 / 915,800
					USE VALUE:	915,800 / 915,800
					ASSESSED:	915,800 / 915,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUMPHREYS IVAN H & JULIE N/ TTEE
Owner 2:	HUMPHREYS FAMILY TRUST
Owner 3:	
Street 1:	116 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BISCEGLIA CAITLIN & ERIC -
Owner 2:	-
Street 1:	116 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2167 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	464,300		451,500	915,800
Total Card	0.172	464,300		451,500	915,800
Total Parcel	0.172	464,300		451,500	915,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.61 /Parcel: 422.61

Legal Description

User Acct 106860

GIS Ref

GIS Ref

Insp Date 07/11/18

Entered Lot Size

Total Land:

Land Unit Type:

!12528!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	464,300	0	7,500.	451,500	915,800		Year end	12/23/2021
2021	101	FV	290,100	0	7,500.	451,500	741,600		Year End Roll	12/10/2020
2020	101	FV	258,800	0	7,500.	451,500	710,300	710,300	Year End Roll	12/18/2019
2019	101	FV	207,000	0	7,500.	451,500	658,500	658,500	Year End Roll	1/3/2019
2018	101	FV	214,100	0	7,500.	399,900	614,000	614,000	Year End Roll	12/20/2017
2017	101	FV	214,100	0	7,500.	335,400	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	214,100	0	7,500.	335,400	549,500	549,500	Year End	1/4/2016
2015	101	FV	201,700	0	7,500.	290,300	492,000	492,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:01:36

LAST REV

Date	Time
09/16/21	17:52:20
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BISCEGLIA CAITL	78276-317	1	7/19/2021		1,300,000	No	No		
SCHOBER MEREDYT	64381-596		10/17/2014		620,000	No	No		
SCHOBER RICHARD	59232-237		6/5/2012	Convenience	10	No	No		Richard F. Schober d.o.d. 1/4/2013.
SCHOBER RICHARD	23100-426		4/21/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2018	1871	Add Bath	33,400	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
5/7/2020	Permit Visit	DGM	D Mann
10/1/2019	Mail Update	MM	Mary M
7/11/2018	Inspected	BS	Barbara S
6/8/2018	MEAS&NOTICE	BS	Barbara S
5/18/2015	Sales Review	PT	Paul T
10/29/2008	Meas/Inspect	355	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33717275
Const Adj.:	0.99989998
Adj $ / SQ:	173.815
Other Features:	92760
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486736
Depreciation:	22390
Depreciated Total:	464346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

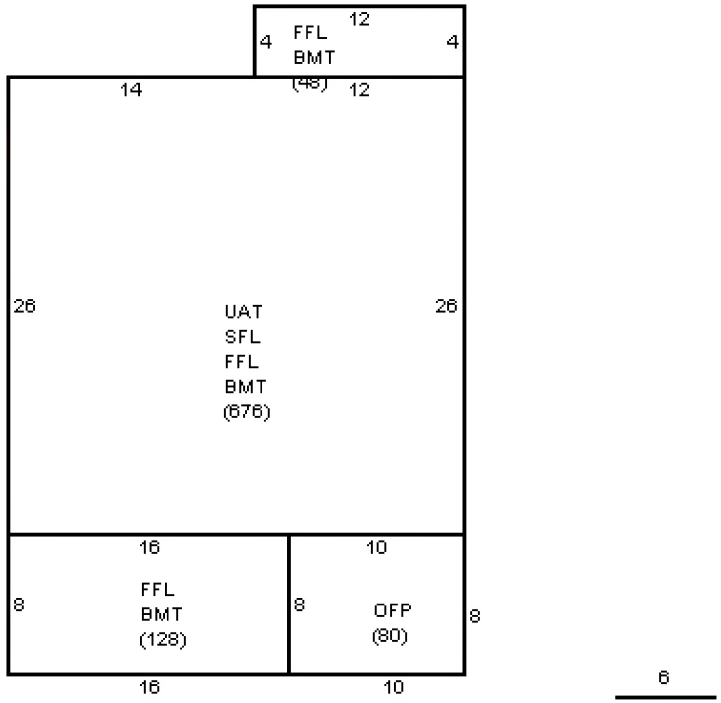
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.20
Special Features:	0	Val/Su Net:	176.61
Final Total:	464300	Val/Su SzAd	303.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	81.480	69,417
FFL	First Floor	852	173.820	148,090
SFL	Second Floor	676	173.820	117,499
UAT	Upper Attic	169	69.530	11,750
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	2,629			Total:	349,726
Size Ad	1528	Gross Area	3136	FinArea	2167

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc